City of Santa Clara



PLANNING COMMISSION MEETING AGENDA

Wednesday, January 9, 2013 - 7:00 P.M.

CITY COUNCIL CHAMBERS 1500 Warburton Avenue Santa Clara, CA 95050

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- Item 8.A. File No.(s): PLN2012-09373 Address: 4306 Fillmore Street (Rezoning)
- Item 8.C. File No.(s): PLN2012-09581 Address: City Wide (Housing Element Amendment)
- 1. PLEDGE OF ALLEGIANCE and INVOCATION
- 2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

7.A. Planning Commission Minutes of December 12, 2012

7.B. File No.(s):

PLN2011-08837

Address/APN:

2725 El Camino Real, Suite #107, APN: 216-01-040; a 3,962 square foot tenant space within an existing retail commercial shopping center located 550 feet east of

the intersection of Bowers Avenue and Kiely

Boulevard, zoned Thoroughfare Commercial (CT)

Applicant:

Kimberly Kim

Owner:

James L. Samnet

Request:

One-year review of Use Permit Amendment allowing full service alcoholic beverages in conjunction with a previously approved music and karaoke studio and full

service restaurant

CEQA Determination:

Categorical Exemption per Section 15301, Class 1

Existing Facilities

Project Planner:

Payal Bhagat, Assistant Planner II

Staff Recommendation:

Note and File report

7.C. File No.(s):

PLN2010-08475

Address/APN:

3541 Homestead Road, a 3,333 square foot tenant space within a 5.5 acre parcel, located at the northwest corner of Lawrence Expressway and Homestead Road,

APN: 290-23-053, -049

Applicant/Owner:

Kitami Inc/SBH Homestead Properties

Request:

Six-month review of Use Permit allowing beer and

wine at an existing restaurant

CEQA Determination:

Categorical Exemption per Section 15301, Class 1

Existing Facilities

Project Planner:

Yen Chen, Associate Planner

Staff Recommendation:

Note and File report

8. PUBLIC HEARING ITEMS

8.A. File No.(s):

PLN2012-09360

Address/APN:

4306 Fillmore Street, a 0.21 acre parcel located on the northwest corner of Agnew Road and Fillmore Street, APN: 104-11-092; property is zoned R1-6L (Single-

Family)

Applicant/Owner:

James and Ann Redfield

Request:

Rezone from R1-6L (Single-Family) to PD (Planned

Development)

CEQA Determination:

Categorical Exemption per Section 15303 Class 3 (a); New Construction or Conversion of Small Structures

Project Planner:

Payal Bhagat, Assistant Planner II

Staff Recommendation:

Recommend City Council Approval, subject to

conditions

8.B. File No.(s):

PLN2012-09176/CEQ2012-01144

Address/APN:

3499 The Alameda, a 0.40 acre parcel located at the southwest intersection of The Alameda and Harrison Street, APN: 269-16-069, property is zoned Light

Industrial (ML)

Applicant:

Gabriel Cervantez, Barry Swenson Builder

Owner:

LHL Partners, LLC

Request:

Appeal of the Architectural Review Committee action modifying design features of an approved project to

construct six single family homes

CEQA Determination:

Previously Adopted MND

Project Planner:

Payal Bhagat, Assistant Planner II

Staff Recommendation:

Deny Appeal (Affirming the Architectural Review

Committee's action with conditions)

8.C. File No.(s):

PLN2012-09581

Address/APN:

City-wide

Applicant/Owner:

City of Santa Clara

Request:

Public hearing to consider Amendment to City of Santa Clara Housing Element and Determination

for General Plan Conformance (GPA-77)

CEQA Determination:

Previously Certifed FEIR for 2010-2035 General Plan

Update; CEQ2008-01070/SCH#2008092005

Project Planner:

Steve Lynch, AICP, City Planner

Staff Recommendation:

Recommend City Council Approval; and make findings of General Plan Conformance

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Report of the Director of Planning and Inspection
 - City Council Action

iii. Commission/Board Liaison and Committee Reports

- Architectural Committee: Commissioners Stattenfield and Costa
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioner Champeny (one vacancy)

iv. Commission Activities

- Commissioner Travel and Training Reports
- v. Upcoming agenda items
 - Planning Commission Procedures

10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, January 30, 2013, at 7:00 p.m.

Prepared by

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Development Review Officer

Kevin L. Riley

Director of Planning & Inspection

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